



# CITY OF SANTA BARBARA

## FINANCE COMMITTEE AGENDA REPORT

**AGENDA DATE:** April 15, 2008

**TO:** Finance Committee

**FROM:** Engineering Division, Public Works Department  
Housing and Redevelopment Division, Community Development  
Department

**SUBJECT:** Carrillo Recreation Center Seismic Renovation And Rehabilitation

**RECOMMENDATION:** That the Finance Committee recommend that:

- A. Redevelopment Agency (RDA) Board appropriate additional RDA funds in the amount of \$3.2 million for the Carrillo Recreation Center Seismic Renovation and Rehabilitation project; and
- B. City Council direct staff to proceed with final design.

### EXECUTIVE SUMMARY:

The Carrillo Recreation Center (Center) is recognized as an important historical asset to the City. It has a long history as a recreation and meeting place in the community and has been used as a shelter during disaster events. The Center has known deficiencies, which include seismic inadequacies, dilapidated building systems, and dysfunctional office space. Additionally, the Center does not meet current Uniform Building Code or Americans with Disability Act (ADA) requirements.

The purpose of this report is to provide the Finance Committee with an update on the Carrillo Recreation Center Seismic Renovation and Rehabilitation Project. Staff is requesting that the Finance Committee recommend that the RDA appropriate an additional \$3.2 million to complete a comprehensive remodel of the Recreation Center, and that Council direct Staff to proceed with final design and authorize the Public Works Director to negotiate and execute a contract in the amount of \$546,178, including contingency funding, with KBZ funds for final design.

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REVIEWED BY: \_\_\_\_\_ Finance \_\_\_\_\_ Attorney \_\_\_\_\_ Parks and Recreation

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## **DISCUSSION:**

### History

In 1913, construction began on the Carrillo Recreation Center under the auspices of Margaret Baylor, the Superintendent of the Neighborhood House Association. The building was designed by J. Corbley Pool and is a two-story brick veneer building with a red tile hipped roof. Underneath the projecting eaves are massive curving bungalow-like brackets and exposed rafters, wood frame encasement windows with transoms and Chicago frame windows. Mr. Pool designed the building to reflect the broad rectangular lines popular with craftsman and Prairie School Architects of the time.

On August 11, 1914, the recreation center was dedicated. Hundreds of people came to see the auditorium's innovative dance floor which had been installed with metal springs underneath. In addition to dancing, the large auditorium was used for plays, musicals, concerts, lectures and political rallies. The center also had rooms for small gatherings, lectures and teas. The upper floor rooms were devoted to women in need of temporary shelter.

The recreation center was used extensively during World War I to support the war efforts and after the 1925 earthquake as an evacuation center. During the 1920s and 1930s, the recreation center continued to be a popular destination for the citizens of Santa Barbara. In 1944, City Council voted to purchase the recreation center from the Neighborhood House Association to continue to provide programs and activities similar to when it opened in 1914.

Today the recreation center receives over 100,000 visits each year providing over 25 different programs and activities. It is also listed as a temporary evacuation center in the City's Emergency Operations Manual and was used during the 1995 floods.

### Project

The RDA 2003A Tax Allocation Bond earmarked \$5 million for the renovation project. This did not include seismic rehabilitation. Although the estimate was not precise, it did recognize the magnitude of the project. At a January 27, 2005 work session to consider modifications to the RDA Capital Projects Program, the RDA Board reallocated \$1.5 million from the Carrillo Recreation Center project to other near-term priority projects, reducing the total project funding to \$3.5 million.

In 2006, a Building Assessment Report was prepared by Vanderweil Facility Advisors to assess the building conditions and identify requirements and needs. This report addressed the degradation of the facilities' components and the costs associated with the renewal or replacement of these components. Seismic concerns were outside the scope of this review.

In February, 2007, KBZ Architects was hired to perform the preliminary design for the project that included a seismic analysis. The analysis indicated serious structural

deficiencies in the building, including the lack of sheer strength in both directions, compromised connections between the walls and roof, and no ties between the foundation and the building.

The preliminary design also recommends the installation of an elevator, two lifts, an exterior ramp and new restrooms to provide compliance with ADA access requirements, and a complete replacement of the electrical and HVAC systems. Additionally, the preliminary design organizes office space on the second floor to better serve the public and the employees while adding an additional dance studio.

Because funding was limited, a priority of work was developed: (1) structural seismic work to meet Historic Building Codes, (2) ADA access compliance, (3) upgrading of HVAC and electrical systems, and finally, (4) function of the office space. Using these priorities, three options were identified, including a project within budget, a valued engineered version, and a comprehensive version.

In order to stay within the \$3.5 million budget, the project would be limited to seismic improvements, an elevator, and an exterior ramp required for ADA access in the back of the building. This option would exclude any accessible restrooms, improvements to any building systems, or office space modifications.

The value-engineered version of the project would have a construction cost of \$5.7 million. It would address the seismic and ADA requirements as noted above and include upgrades to the HVAC and some of the electrical systems. It would also provide an improved office configuration and an additional dance studio. It would not include replacing windows and doors, finish upgrades to the ballroom and other rooms, painting, and installation of customer service counters. While this project would upgrade the essentials, it would appear to the public that little work was completed. The additional upgrades not included in this would be completed as funds became available.

Staff recommends moving forward with the comprehensive version of the project. This version, at an estimated construction cost of \$6.7 million, addresses all the items noted above and allows the facility to return to a version similar to its original heyday. Finishes would attempt to reflect the historical period, the functionality would be improved, and would allow for up-scale catered events in addition to regular programming. In addition, many of the original architectural features would be restored. A preliminary estimate for this version of the project is summarized below:

Design (by Contract and City staff)	\$ 947,937
Construction Contract	\$4,520,095
Construction Change Order Allowance	\$ 452,009
Construction Management/Inspection (by Contract & City staff)	\$750,000
<b>TOTAL</b>	<b>\$6,670,041</b>

### Project Design Services

The intent of the final design phase of the project is to produce a bid package with design drawings and specifications for the complete version of the project including seismic, mechanical, electrical, and ADA upgrades in conformance with all applicable codes.

KBZ was initially selected through an RFP process and was unanimously selected as the most qualified consultant. They have successfully completed preliminary design and have thorough knowledge of the project. Staff requests the Finance Committee to recommend that Council authorize the Public Works Director to proceed with final design. This would include negotiating and executing a contract with KBZ in the amount not to exceed \$496,526, plus \$49,652 for potential extra services, for a total of \$546,178 for final design services for the Carrillo Recreation Center Seismic Renovation and Rehabilitation project. The cost of the facility needs analysis, environmental testing, seismic analysis, preliminary design; and engineering staff administration is estimated at \$401,759 making the total design cost \$947,937.

### Funding

As noted above, the RDA 2003A Tax Allocation Bond funds for this project were reallocated in 2005, resulting in total project funding of \$3.5 million. Final project cost, including design, construction, and construction management, totals \$6.7 million. This leaves a projected shortfall of approximately \$3.2 million to construct the comprehensive version of the project.

Currently there is \$4.4 million in the RDA Capital Project Contingency Fund and an additional \$1 million is available from the unappropriated interest earnings of the RDA 2001 Bond account which is sufficient to adequately fund the shortfall.

Timely use of RDA bond funds, including interest earnings, is a priority under tax-exempt bond regulations. Therefore, staff recommends that the Finance Committee recommend to the agency board as follows:

- Appropriate \$1 million from the unappropriated 2001 RDA bond fund interest earnings to the Carrillo Recreation Project account.
- Appropriate \$2.2 million from the RDA Capital Project Contingency fund to the Carrillo Recreation Project account.

The actions would result in providing the estimated required additional \$3.2 million in RDA funding to the project, for total project funding of approximately \$6.7 million. It is hoped that an increasingly favorable bidding environment will result in savings through lower bids at time of bidding.

**SUSTAINABILITY IMPACT:**

The full project incorporates green building materials and construction techniques in alignment with Leadership in Energy and Environmental Design criterion.

**PREPARED BY:** John Schoof, Acting Wastewater System Manager/JS/nrs

**SUBMITTED BY:** Paul Casey, Acting Public Works Director  
David Gustafson, Acting Community Development Director

**APPROVED BY:** City Administrator's Office